



CITY OF
ISSAQUAH
WASHINGTON

Development Services

1775 – 12th Ave. NW | P.O. Box 1307

Issaquah, WA 98027

425-837-3100

issaquahwa.gov

May 24, 2014

Maia Desfosses-Yang
275 SE Edgewood Ct.
Issaquah, WA 98027

Subject: **"School of Stoke" – Home Occupation**
File No.: HO14-00001

Dear Ms. Desfosses-Yang:


Enclosed is the City of Issaquah's recently finalized "Notice of Decision" approving the above referenced project. The City's conditions of approval are under the section "Decision Made" and the explanation for the decision is under the section "Reasons for Decision."

This decision can be appealed. Appeals of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative Appeals) of the Issaquah Land Use Code, and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$250 filing fee that is required of appeals. All appeals shall be filed with the City's Permit Center by 5:00 PM on June 10, 2014. Please contact the Development Services Department at (425) 837-3080 for further information on the appeal procedure.

Thank you for your patience and cooperation and best of luck with your project. If you have any questions regarding this Notice of Decision, you may call me at (425) 837-3093 or I can be reached by email at: chrisw@ci.issaquah.wa.us.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT


Christopher J. Wright
Project Oversight Manager

CW/cw

Attachment: Notice of Decision for HO14-00001

cc: Charlie Bush, DSD Director
Project File, HO14-00001

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
ADMINISTRATIVE REVIEW**

NOTICE OF DECISION

TO: Maia Desfosses-Yang
275 SE Edgewood Ct.
Issaquah, WA 98027

SUBJECT: **"School of Stoke" – Home Occupation**

FILE NO. Land Use Application: HO14-00001

DATE OF DECISION: May 23, 2014

REQUEST: A Home Occupation application from Maia Desfosses-Yang, requesting approval to teach children's art and craft classes out of her home. The classes will have between 1 and 7 children, and will be held after school a few days a week and on Saturdays during the school year. Classes will not go later than 6:30pm.

LOCATION: The project is located at 275 SW Edgewood Ct, in the Squak Mountain Subarea.

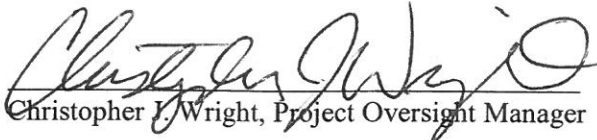
DECISION MADE: On May 23, 2014, the Issaquah Development Services Department conditionally approved the Administrative Site Development Permit for the above proposal. Approval of this application is based on the submittal of March 26, 2014, Exhibits 1 through 3, and is subject to the following conditions:

1. The project may be re-reviewed in six months following this Notice of Decision. An annual review may also be done concurrently with the renewal of the business license. These reviews shall include assessments to ensure the home occupation is in compliance with the approval criteria. If the reviews indicate that the home occupation is not being conducted according to the approval criteria, or that the use has become detrimental to the residential neighborhood, the renewal of the business shall be denied, or shall have conditional approval after the situation has been addressed and corrected.
2. All of the "Approval Criteria" for Home Occupations (Section 18.07.470[C] of the Issaquah Land Use Code) must be met.
3. In accordance with IMC 18.07.470-C-16 (Traffic Trips), the home occupation cannot generate more than twenty (20) vehicle traffic trips per day. A trip is considered either the arrival or departure of a vehicle. One vehicle arriving and then leaving is considered 2 trips. The home occupation shall not exceed the allowed number of trips and shall schedule students classes so as to not exceed this limit.
4. A Business License is required to be issued from the State of Washington Business Licensing Service.
5. The site of the home occupation, 275 SW Edgewood Ct., shall remain the primary residence of the operator of the home occupation.

6. Signage for the home occupation shall not exceed 2 square feet.
7. One 2:A 10:BC Portable fire extinguisher is required.

REASONS FOR DECISION:

1. The home occupation is authorized to be reviewed under the Administrative Site Development Permit (ASDP) process per Chapter 18.07.470(J) –“Table of Permitted Home Occupations,” of the Issaquah Municipal Code. Although children’s art classes are not specifically listed in the Table of Permitted Home Occupations, it has been determined that this use is most similar to "Music Teacher." These home occupations are to be reviewed under a "Level 2" process in the SF-S zone (Single Family- Suburban). This requires public notice of the proposal to property owners within 300 feet of the subject property. Notice was mailed to adjacent property owners on April 14, 2014, with a two-week comment period ending on April 29, 2014. No comments were received.
2. The project has been determined to be SEPA Exempt per WAC 197-11-800(2) (e). An environmental checklist was not required.
3. The site is zoned Single Family- Suburban, (SF-S). The single family residence is a legal use in the SF-S zone and home occupations are permitted as an accessory use to the residential use of a dwelling when all of the criteria of IMC 18.07.470(C) are met.
4. As conditioned, and as described in the project narrative, Exhibit No. 2, the project meets the Home Occupation Approval Criteria of IMC 18.07.420(C).
5. The purpose of allowing home occupations, as listed in Section 18.07.470[A] of the Issaquah Land Use Code is as follows:
 - a. Maintain and preserve the character of residential neighborhoods;
 - b. Insure the compatibility of home occupations with other uses permitted in the residential districts;
 - c. Promote the efficient use of public services and facilities while assuring that commercial users do not reduce the City's public services and facilities Level of Service to intended residential users.
 - d. Encourage flexibility in the work place and creativity in careers by permitting home occupations; and
 - e. Regulate home occupations because of the potential impact to the surrounding neighborhood.


 Christopher J. Wright, Project Oversight Manager

5/24/14
 Date

CW/cw

EXHIBIT LIST:

1. File and Application, HO14-00001, received March 26, 2014.
2. Project Narrative.
3. Photos of Existing Site.